



FILE: PA00-0070

DATE: October 3, 2000

TO: File/Record/Applicant

FROM: Thomas B. Mathews, Director, Planning and Development Services Department

SUBJECT: Planning Application PA00-0070 for Site Development Permit

APPLICANT: Teligent, Inc., project developer
Triton 88, LCC, property owner

I. NATURE OF PROJECT:

Installation of a fixed digital wireless communication network on the roof of an existing commercial building. The proposal includes the installation of a total of twelve 24-inch microwave dish antennas at two locations on the building. The antennas are mounted in-groups of six to the back of twelve-foot high screens sited at two locations on the building roof. The proposed antenna screens are similar to the existing roof mounted mechanical screens and will be painted to match. The top of existing mechanical screens is 4 feet-4 inches above the building parapet wall and 36 feet above finished grade. The proposed antenna screens are 10 feet-3 inches above the parapet wall with the top of the screens 41 feet-9 inches above finished grade. The height standard for this site permits a maximum building height of 50 feet.

Teligent, Inc. is not a Cellular or PCS company. Teligent is a local telephone company classified as a facilities based Competitive Local Exchange Carrier (CLEC), licensed to serve this area by the Federal Communications Commission. Teligent's network consists of a series of small roof-mounted microwave antenna dishes used to carry voice and data similar to the systems use by local telephone companies such as Pacific Bell or GTE, without the necessity of copper wire. Teligent installs a single antenna on the roof of a customer's building, which in turn feeds to a node or microwave hub site. The node then feeds the call or data via existing fiber optic or microwave backhaul to Teligent's switch for call processing or Internet access. The signal is point to point service versus the wide broadcasting of Cellular or PCS.

The project site is a two-story commercial building located 1 Columbia, which is at the southwest intersection of Columbia and Aliso Creek Road, Aliso Viejo. The site is in Planning Area 50.3 of the Aliso Viejo Planned Community and has a land use designation of Business Park. The proposed communication facility is a permitted use subject to the approval of a Site Development Permit. The proposal was approved by the Aliso Viejo Planning Advisory Committee on September 27, 2000

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.) Orange County Zoning Code sections and 7-9-150 "Discretionary Permits and Procedures" and the development regulation of the Aliso Viejo Planned Community.

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is Categorically Exempt (Class 1, minor alteration of existing structures or facilities) from the requirements of CEQA. Appendix A contains the required CEQA Finding

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director
Planning and Development Services Department

By: _____

C. M. Shoemaker, Chief
CPSD/Site Planning Section

WVM

FOLDER: D/Aliso Viejo/PA00-0070 Staff

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

